



**MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW**

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Location of Minor Re-zoning: 1020 and 1070 March Road.

File No.: D02-02-25-0069

Date of Application: September 19, 2025

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This MINOR RE-ZONING BY-LAW AMENDMENT application, for Part of 1020 and 1070 March Road, as shown on the attached Zoning Key Plan (Document 1), and submitted by Genessa Bates, Fotenn Consultants Inc, on behalf of Mattamy (Northwoods) Lmt, is to amend the Flood Plain Overlay and remove the Overlay on portions of the subject site, as detailed in the attached Supporting Documentation.

This application was processed as a minor rezoning under the category of minor modification to an overlay.

This MINOR RE-ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map showing the Flood Plain Overlay of Zoning By-law No. 2008-250 be amended as shown in Document 1:

November 20, 2025

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Date

Kersten Nitsche,  
Manager (A), Development Review  
Planning, Development and Building Services  
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information  
Document 1: Zoning Key Plan



## MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

**File Number:** D02-02-25-0069

### SITE LOCATION

1020 and 1070 March Road., and as shown on Document 1.

The subject lands are located within the Mattamy Northwoods subdivision in Kanata North. The lands are bounded by March Road to the west and a rail corridor to the east. The Northwoods subdivision received draft approval from the City on May 5, 2023, and consists of a mix of low-rise residential uses, including detached and townhouse dwellings, mixed-use blocks, a park, a future school block, walkways, and the Shirley's Brook Tributary 2 corridor.

### SYNOPSIS OF APPLICATION

The purpose of this application is to modify the Flood Plain Overlay in the Zoning By-law to reflect the updated flood plain mapping approved by the Mississippi Valley Conservation Authority (MVCA) for Shirley's Brook Tributary 2, relating to modifications to the watercourse and tributary catchment. The current Flood Plain Overlay affects a portion of the southwest corner of the subject lands, which includes a small number of residential lots, a walkway block, and the 40-metre watercourse corridor.

The proposed revision to the Flood Plain Overlay will remove the flood plain from the residential lots, allowing the developer to proceed with development on a portion of Mattamy's Northwoods subdivision consisting of detached and townhouse dwellings, and will also reflect that the flood plain is contained within the watercourse corridor, in accordance with the works approved by the MVCA.

### DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms to Section 10.1.1 of the Official Plan, Natural Hazards: Flooding Hazards and Erosion Hazards. Specifically, part 4), which states Revisions to the Flood Plain Overlay in the Zoning By-law, or regulation limits in secondary plans or area-specific policies, may be implemented without the need for an Official Plan amendment, when site-specific geodetic elevation information prepared by an Ontario Land Surveyor has been accepted by the appropriate conservation authority, or when the City is undertaking updates to the Flood Plain

Overlay in the Zoning By-law and concurrence from the appropriate conservation authority has been received.

- In the case of this application, the proposed flood plain revision follows Conservation Authority-approved works that have been carried out under MVCA Permits (W25/075).
- The revised site grading plan prepared by Stantec Consulting Ltd. and dated May 6, 2025, incorporates MVCA's revised flood line for this reach of Shirley's Brook Tributary 2. The MVCA has confirmed that the lands beyond the 40-metre corridor are not subject to flooding, and that flood risk for the lots within MVCA's previous spill area have been addressed. Additionally, the MVCA has confirmed that the 1:100-year floodplain is fully contained within the 40-metre corridor and has no objection to proceeding with the minor zoning amendment required to revise the floodplain overlay.
- As shown in the location map, the floodplain overlay will be updated to incorporate the most recent mapping approved by the MVCA in 2025. This update will remove portions of the existing floodplain overlay as shown in the Zoning By-law and accurately reflect the realigned and enhanced Shirley's Brook Tributary 2 and resulting changes to the associated floodplain.

## **RELATED APPLICATIONS**

- D07-16-19-0020 – Plan of Subdivision
- D02-02-19-0090 – Zoning By-law Amendment

## **CONSULTATION DETAILS**

Councillor Cathy Curry provides concurrence for delegated authority for this report.

### **Public Comments**

#### Summary of Comments - Public

No comments were received by the public.

### **Technical Agency/Public Body Comments**

#### Summary of Comments – Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

Response to Comments –Technical

N/A

**Advisory Committee Comments**

Summary of Comments – Advisory Committees

N/A

**APPLICATION PROCESS TIMELINE STATUS**

This Minor Re-zoning application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

**Contact:** Emily Charby, Tel: 613-580-2424, ext. 76243 or e-mail:  
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## Document 1: Zoning Key Plan

